

# EXECUTIVE SUITES FOR LEASE IN WEST LITTLE ROCK

One Financial Centre | 650 S Shackleford Rd | Little Rock, AR 72211



**BILL PUDDEPHATT, CCIM**

AGENT

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**KELLEY COMMERCIAL  
PARTNERS**

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## AVAILABLE

±124 - ±742 SF Executive Suite Space

## LEASE PRICE

Call agent for pricing

## HIGHLIGHTS

- Beautiful West Little Rock Office Building ideally located near the intersection of I-430/I-630
- Full service, flexible lease terms
- Ample surface parking as well as reserved underground parking available
- Free WiFi
- On-site banking
- 24-hour access
- Concierge included
- Shared conference facilities available
- Nearby amenities include Trader Joe's, Embassy Suites, Barnes & Noble, and numerous popular retail, dining, and hotel locations
- 10-min average drive time to Downtown Little Rock

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	6,247	73,314	131,410	309,641
AVERAGE HH INCOME	\$55,435	\$86,222	\$92,213	\$82,016
TOTAL HH	2,942	33,354	58,811	133,727

## TRAFFIC COUNTS

Chenal/Financial Centre Parkway: 71,000 VPD  
Shackelford Road: 27,000 VPD



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# OFFICE SPACE FOR LEASE

Two Financial Centre | 10825 Financial Center Pkwy | Little Rock, AR 72211

## ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



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BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

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RETAIL ADVISORS